

**COUNCIL OF THE CITY OF ABERDEEN
RESOLUTION NO. 20-R-04**

Date Introduced: October 26, 2020

Sponsored By: Councilwoman Sandra J. Landbeck and Councilman Jason W. Kolligs

Amendments Adopted:

Date Adopted:

Date Effective: NOT ADOPTED

RESOLUTION NO. 20-R-04

DEED MODIFICATION OF 34 N. PHILADELPHIA BOULEVARD

1
2
3 **A Resolution authorizing the Mayor and City Council of Aberdeen, Maryland to modify**
4 **the contract between the City of Aberdeen and Keyona Investors LLC that outlines a deed**
5 **restriction for the property at 34 N. Philadelphia Boulevard, Aberdeen, Maryland, 21001.**
6

7 **WHEREAS**, the Mayor and City Council of Aberdeen sold the above property 8 March
8 2018 to Keyona Investors LLC; and
9

10 **WHEREAS**, at that time, the Council entered a deed restriction that requires, "...for a
11 period of ten (10) years from the issuance of a certificate of occupancy for the Property, use of
12 the Property for senior residential purposes, including senior apartments and senior day care,
13 related commercial office or medical space, or multi-family apartments at rental or sale market
14 rates consistent with other comparable senior or multi-family residential properties in the
15 Aberdeen area."
16

17 **WHEREAS**, the Mayor and City Council have been briefed that Keyona Investors LLC
18 intends to sell 34 N. Philadelphia Boulevard to Mohammed M. Chaudry, MD and associates for
19 the purposes of converting 34 N. Philadelphia Boulevard into a medical treatment facility and/or
20 medical related activities facility; and
21

22 **WHEREAS**, Dr. Chaudry has requested and will need the existing deed restriction
23 waived to authorize this type use; and
24

25 **WHEREAS**, the Mayor and City Council received Dr. Chaudry's information and
26 briefing at the 12 October 2020 Council Meeting; and
27

28 **WHEREAS**, all members of the Council reflected their thoughts and approval to adjust
29 the deed restriction to allow the type of uses Dr. Chaudry has outlined; and
30

1 **WHEREAS**, it is the Mayor and City Council’s continuing guidance to support this
2 initiative.

3
4 **NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and City Council authorizes
5 the City Manager to modify that portion of the deed restriction as provided in the 8 March 2018
6 Contract of Sale to read as: “Buyer shall enter into a deed restriction for the Property that
7 requires, for a period of ten (10) years from the issuance of a certification of occupancy for the
8 Property, use of Property shall be for medical treatment and/or medically related commercial
9 office space.

10
11 **AND BE IT FURTHER RESOLVED**, that this Resolution shall take effect from the
12 date of its adoption.

COUNCIL OF THE CITY OF ABERDEEN

Patrick L. McGrady, Mayor

Adam M. Hiob, Councilman

Jason W. Kolligs, Councilman

Sandra J. Landbeck, Councilwoman

Timothy W. Lindecamp, Councilman

ATTEST:

SEAL:

Monica A. Correll, City Clerk

Date: _____